



**Task Force Meeting No. 16 Synopsis
December 8, 2008**

Task Force Members Present*:

Co-Chair Shirley Lewis, Co-Chair Sam Liccardo, Jackie Adams, Teresa Alvarado, Shiloh Ballard, Frank Chavez, Judy Chirco, Gary Chronert, Mary Creasman, Yolanda Cruz, Pat Dando, Harvey Darnell, Enrique Fernandez, Leslee Hamilton, Sam Ho, Nancy Ianni, Lisa Jensen, Frank Jesse, Matt Kamkar, Karl Lee, Linda LeZotte, Pierluigi Oliverio, Jennifer Rodriguez, Dick Santos, Patricia Sausedo, Erik Schoennauer, Judy Stabile, Neil Struthers, Alofa Talivaa, Michael Van Every.

Task Force Members Absent:

Vice-Chair David Pandori, Michele Beasley, Pastor Oscar Dace, Dave Fadness, Charles Lauer, Jim Zito.

City Staff and Other Public Agency Staff Present*:

Roma Dawson (District 3 Council Office), Anthony Drummond (District 2 Council Office), Peter Hamilton (District 9 Council Office), John Ristow (VTA), Hans Larsen (DOT), Junko Vroman (ESD), Joseph Horwedel (PBCE), Laurel Prevetti (PBCE), Stan Ketchum (PBCE), Michael Brilliot (PBCE), John Kim (PBCE), John Baty (PBCE), Dennis Korabiak (RDA), John Weis (RDA), Ru Weerakoon (Mayor's Office)

Public Present*:

Trixie Johnson (League of Woman Voters), Joan Doss (League of Woman Voters), Pat Randon (League of Woman Voters), Larry Ames, Leah Toeniskotter, Elaine Curran, Jean Dresden, Cha Larlund, Judy Ingok, Adriana Farkdun, Marini Kamzan, A. Strawa (Sierra Club), Lindsay Jeoung, Kakoli Banerjee (Sierra Club), and Kerri Hamilton.

*As verified by registering attendance on Sign-In Sheets.

1. Welcome

Meeting convened at 6:34 p.m.

2. Review and Approval of November 24, 2008 Meeting Synopsis

The November 24, 2008 synopsis was approved.

3. Review of Agenda and Work Program Status

Stan Ketchum provided an overview of the agenda. The work program status was not discussed.

4. Report Back on Results of November 24 Group Discussions

Michael Brilliot provided a summary of feedback received from the exercise on Hubs, Neighborhood Villages, and Corridors from the November 24 Task Force Meeting.

5. Presentation and Discussion on Projected Housing Demand: 2008 – 2040

Stan Ketchum introduced Steve Levy of the Center for Continuing Study of the California Economy (CCSCE). Steve Levy delivered a presentation on household projections for San José to the year 2040.

A Task Force member commented that income projections would be helpful in determining appropriate types of housing for future populations; income data was not included in the analysis of population projections. A city needs a diversity of income levels and housing to accommodate this diversity. *Steve Levy responded that it is difficult to project income 30 years out and that these projections would not be reliable.*

Task Force members said that providing housing options for active senior communities will be important.

Stan Ketchum introduced Jon Haveman of Beacon Economics. Jon Haveman delivered a presentation on household type and housing land projections.

Stan Ketchum emphasized that the projections for household and housing lands are estimates based on the assumptions made by the consultant team. Also, of the 180,000 new households projected through 2040, the current San Jose 2020 General Plan already accounts for 67,000 of those dwelling units. The Task Force should focus on how to respond to the estimates.

Task Force Co-Chair Sam Liccardo commented that redevelopment of existing lands will be required in order to provide housing for future households through 2040.

The projections assumed a 3.15% vacancy rate to reach a healthy equilibrium in the housing market. Task Force member said that she thought that the 3.15% vacancy rate seemed too high. High vacancy rates in pocketed areas do not serve the community well. She requested examples of American communities that have balanced housing markets with vacancy rates at around 3.15%.

A Task Force member provided an analogy of the housing market to a parking lot: a parking lot functions well when a small percentage of stalls are vacant, so that cars entering the parking lot can find a space fairly quickly.

Task Force member asked what would a healthy renter to ownership ratio. *Jon Haveman responded that a healthy rental-to-ownership ratio is dependent on the income profile for a region. Laurel Prevetti commented that many cities aspire to be at San Jose's 60% ownership rate.* A Task Force member commented that the provision of rental housing is important for a community, especially for certain job sectors that have a more transient work force.

Task Force member asked how we would determine what type of housing products should be built to accommodate projected demand. Co-Chair Shirley Lewis commented that the primary focus of the Task Force is to determine where and how many dwelling units will be planned throughout the City. The private sector will determine the types of housing products to meet demand. Given the limitations on available land, higher density housing will be necessary.

With higher density residential becoming a greater component of new housing, and lands for single-family detached homes diminishing, it will be important to consider the elements that make up a sustainable community.

San Jose is bearing a disproportionate portion of the county's projected population growth, and needs to reverse the trend. *Laurel Prevetti commented that ABAG has historically projected that San Jose will take a relatively large share of ABAG's county-wide population growth. ABAG's Smart Growth approach takes into account the areas that are likely to see transit investments in the future, but there is no guarantee that a proportional share of resources will be allocated to San Jose.*

In response to a Task Force question, Stan Ketchum clarified that the 67,500 unbuilt housing units planned for in the current General Plan should be applied as a credit toward the projected 179,000 housing units in 2040.

A Task Force member asked why San Jose has a lower vacancy rate compared to the County. *Staff responded that San Jose's lower vacancy rate may be explained by the City's greater amount of rental housing and affordability of homeownership relative to the rest of the County.*

A Task Force member said that it is important to understand the types of jobs that will be created and future income levels in order to provide appropriate housing types.

A Task Force member requested to see examples of different housing densities to give them a better understanding of dwelling units per acre. *Joe Horwedel reminded the Task Force that examples of projects at different densities are included in the report "Existing Land Use and Development Trends Background Report," distributed at the February 25, 2008 Task Force Meeting.*

The aging population needs to be provided with a housing product that will attract seniors. Co-Chair Sam Liccardo responded that the market and City Council would make the implementation decisions that will address this demand.

In response to a Task Force Question, staff said that housing growth and employment growth are linked, and the interaction between the two will be discussed at a future meeting.

6. Presentation and Discussion on Planning for the Downtown Core and Frame Area

Joe Horwedel and Dennis Korabiak of the Redevelopment Agency delivered a presentation on Downtown San Jose.

A Task Force member expressed interest in revisiting the discussion on the proper size of the Downtown, and the idea of a creating a "city center" strategy which would encompass Santana Row, the Flea Market, the Fairgrounds, and Rincon South. Task Force member said that we need to look at growing the land area of Downtown.

Dennis Korabiak commented that downtown San Jose is about one-quarter the size of other downtowns in similar-size cities with a population of one million.

7. Announcements

Co-Chair Sam Liccardo announced a public workshop on the Bike Plan update on Monday, December 15, 2008, 6:30-7:30 p.m in the City Hall Wing.

Saturday, February 7, 2008 was announced as a daytime Task Force workshop to develop Land Use/Transportation Scenarios.

Stan Ketchum announced that the consulting contract for preparation of the Envision San Jose 2040 EIR was on the City Council agenda for Tuesday, December 9. Because of the magnitude of the environmental review process, the new anticipated Council adoption of the General Plan is mid-2011. The Task Force would not remain active on a monthly basis for the entire period. Laurel Prevetti commented that the Task Force's participation through the early part of 2009 would be critical to the timely development of land use scenarios.

A Task Force member said that they need a calendar of meeting and workshop dates for 2009.

The next Task Force Meeting is scheduled for Monday, January 26, 2009.

8. Public Comment

A member of the public commented that the household and housing lands projections presented by the consultants were based on old data. Also, income projections should have been included as part of the analysis.

9. Adjourn

Meeting adjourned at 8:37 p.m.